

A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

March 14, 2007 / March 20, 2007
11:00 A.M. Lake Superior Room 1st Floor
Michigan Library and Historical Center

.
This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF CORRECTIONS, IONIA – R.A. Handlon Correctional Facility
– Renovation of Existing Education Building
File No. 472/06225.RWG – Index No. 39580
Low Responsive Bidder: Carrier Construction Company, Inc., Hickory Corners;
\$278,200.00
2. DEPARTMENT OF CORRECTIONS, IONIA – R.A. Handlon Correctional Facility
– Renovation of Buildings A, E, & Field House
File No. 472/06225.RWG – Index No. 39580
Low Responsive Bidder: Carrier Construction Company, Inc., Hickory Corners;
\$313,800.00

REVISIONS TO CONSTRUCTION CONTRACTS

3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Lewis Cass
Building – 6th Floor Renovations Phase II
File No. 071/05084.JRC – Index Nos. 11599, 11600 & 11602
HBC Contracting, Lansing; CCO No. 4, Incr. \$23,953.26
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, MUSKEGON – Zephyr Noth
Sol Refinery – Installation & Operation of Groundwater and Free Product
Collection System
File No. 761/98333.AGY – Index Nos. 47814 & 47817
Superior Environmental Corporation, Marne; CCO No. 15, Incr. \$449,998.70

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

5. DEPARTMENT OF CORRECTIONS, LANSING - Addendum #1 to Lease #10476-2006 approved by the State Administrative Board on May 20, 1997 by Item #22, between KMH Investment, L.L.C., a Limited Liability Company, 1375 South Washington Avenue, Lansing, Michigan 48910, as Lessor, and the State of Michigan for the Department of Corrections, as Lessee, for space located at 1305 South Washington Avenue, Lansing, Michigan 48910. This Addendum provides for amending the lease to reflect a modification letter changing the beginning and end dates of the lease as well as a letter of agreement to increase the square foot rental rate and eliminate the real estate tax adjustment for a net reduction in expenses. This addendum also adds square footage and parking spaces to meet the agencies current needs. The annual per square foot rental rate is \$15.50 (\$8,336.41 per month). Effective August 1, 2007 through July 31, 2012, the annual per square foot rental rate for this space is \$17.50 (\$9,412.08 per month). This Lease contains one five-year renewal option with an annual per square foot rental rate of \$17.77 (\$9,557.30 per month). This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this lease as to legal form.

RENEWAL OF LEASE FOR PRIVATE PROPERTY

6. DEPARTMENT OF AGRICULTURE, ST. JOSEPH - Renewal of Lease #10417-2006 effective December 1, 2006 through November 30, 2011 with Borre Family L.L.C., a Limited Liability Company, 2511 Riverwood Terrace, P.O. Box 666, St. Joseph, MI 49085, as Lessor, and the Department of Agriculture, as Lessee, for 4,200 square feet of office space located at 4032 M-139, Building 116, St. Joseph, MI 49085. The annual per square foot rental rate for this space is \$14.50 (\$5,075.00 per month). This is a full service Lease. This Lease contains one 5-year renewal option with an annual per square foot rental rate of \$16.50 (\$5,775.00 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
7. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, MONROE - Renewal of Lease #10675-2006 effective September 1, 2006 through August 31, 2011 with Masoud and Ann Shango, Husband and Wife, 5550 Hampshire, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 2,640 square feet of office space located at 1052-1070 South Telegraph Road, Monroe, Michigan 48161. The annual per square foot rental rate for this space is \$8.51 (\$1,872.20 per month). This rate does not include utilities, janitorial or trash removal. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

8. DEPARTMENT OF CORRECTIONS, MT. CLEMENS - Renewal of Lease #2664-2006 effective January 1, 2007 through December 31, 2011 with Cannon Homes, Inc., a Michigan Corporation, 319 North Gratiot, Mt. Clemens, Michigan 48043, as Lessor, and the State of Michigan for the Department of Corrections, as Lessee, for 5,092 square feet of office space located at 76 South Main, Mt. Clemens, Michigan 48043. The annual per square foot rental rate for this space is \$19.79 (\$8,397.56 per month). This rate does not include utilities. This Lease does not contain a renewal option. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
9. DEPARTMENT OF HUMAN SERVICES, MIO - Renewal of Lease #4451-2006 effective March 1, 2007 through February 28, 2017 with Gary and Pamela McMurphy, Husband and Wife, 14860 Airport Road, P.O. Box 246, Atlanta, Michigan 49709, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 5,630 square feet of office space located at 200 West Fifth Street, Mio, Michigan 48647. The annual per square foot rental rate for this space is \$9.15 (\$4,292.87 per month). This rate does not include utilities for heating, cooling, illumination, power and water and sewer, janitorial supplies, replacement of fluorescent tubes and bulbs within interior fixtures, snow and ice removal, and trash removal from dumpsters. This Lease contains two five-year renewal options with an annual per square foot rental rate of \$9.34 (\$4,382.01 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
10. DEPARTMENT OF STATE, WEST BRANCH - Renewal of Lease #10377-2005 effective March 17, 2007 through March 16, 2012 with Gustav D. Hobohm, Trustee of the Gustav D. Hobohm Trust U/A Dated July 30, 1975, Jean R. Hobohm, Trustee of the Jean R. Hobohm Trust U/A Dated July 30, 1975, Debra Ann Peet, Robert G. Hobohm, and Dan William Hobohm, Tenants in Common, 2100 Burlington Drive, Midland, Michigan 48642, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 1,830 square feet of office space located at 2349 West M55, West Branch, Michigan 48661. The annual per square foot rental rate for this space is \$14.02 (\$2,138.05 per month). This is a full service Lease. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$14.67 (\$2,237.18 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

11. DEPARTMENT OF HUMAN SERVICES, CHARLOTTE – Renewal of Lease #4358-2004 effective January 1, 2007 through December 31, 2011 with County of Eaton, A Governmental Unit, 1045 Independence Boulevard, Charlotte, Michigan 48813, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 18,500 square feet of office space located at 1050 Independence Boulevard, Charlotte, Michigan 48813. The annual per square foot rental rate for this space is \$8.45 (\$13,027.08 per month). The Lessee pays electric, water and sewage. This Lease contains two five-year renewal options with the rental rate to be determined at time of renewal. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
12. DEPARTMENT OF STATE, YPSILANTI - Renewal of Lease #10409-2006 effective May 1, 2007, through April 30, 2012, with Galileo Washtenaw Fountain, LLC, a Limited Liability Company, 22054 Farmington Road, Farmington, Michigan 48336, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 5,684 square feet of office space located at 2720 Washtenaw Avenue, Ypsilanti, Michigan 48197. The annual per square foot rental rate for this space is \$16.03 (\$7,592.88 per month). This rate does not include utilities, janitorial, or replacement of interior fluorescent tubes and bulbs. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$19.00 (\$8,999.67 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

NEW SUBLEASE FOR PRIVATE PROPERTY

13. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, ESCANABA - New Sublease #11206-2006 effective May 1, 2007, through July 31, 2009, with Six County Employment Alliance, A Public Body Corporate, 2950 College Avenue, Escanaba, Michigan 49829, as Sub-Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Sub-Lessee, for 367 square feet of office space located at 2831 North Lincoln Road, Escanaba, Michigan 49829. The annual per square foot rental rate for this space is \$0.00 (\$0.00 per month). This rate does not include pro rata share for utility charges, janitorial services, light bulb replacement, and pest control. This Sublease contains one five-year renewal option with an annual per square foot rental rate of \$0.00 (\$0.00 per month). This Sublease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Sublease as to legal form.

NEW LEASE FOR PRIVATE PROPERTY

14. DEPARTMENT OF STATE, LAKE CITY - New Lease #11102-2005 effective January 1, 2007 through December 31, 2011 with Covenant Capital, Inc., a Michigan Corporation, 4439 West Jennings Road, P.O. Box 927, Lake City, Michigan 49651, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 1,000 square feet of office space located at 49 N. Morey Road, Lake City, Michigan 49651. The annual per square foot rental rate for this space is \$21.00 (\$1,750.00 per month). This is a full service Lease. This Lease contains two five-year renewal options with an annual per square foot rental rate of \$23.10 and \$25.31 (\$1,925.00 and \$2,109.17 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
15. DEPARTMENT OF TRANSPORTATION, DETROIT - New Lease #11138-2005 effective July 1, 2007, through June 30, 2017, with Plaza Del Norte, Inc., a Michigan Corporation, 2810 West Vernor Highway, Detroit, Michigan 48216, as Lessor, and the State of Michigan for the Department of Transportation, as Lessee, for 4,861 square feet of Welcome Center space located at 2835 Bagley Avenue, Suite 100, Detroit, Michigan 48216. The annual per square foot rental rate for this space is \$32.00 (\$12,962.67 per month). This is a full service Lease. This Lease contains one ten-year renewal option with an annual per square foot rental rate of \$37.00 (\$14,988.08 per month). This Lease contains a Standard cancellation clause requiring 120-days notice. The Attorney General has approved this Lease as to legal form.

RENEWAL OF SUBLEASE FOR PRIVATE PROPERTY

16. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, ALPENA - Renewal of Sublease #11069-2006 effective July 1, 2006 through June 30, 2009 with Northeast Michigan Consortium, a Consortium P.A. 7, 20709 State Street, P.O. Box 711, Onaway, Michigan 49765, as Sub-Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Sub-Lessee, for 1,463 square feet of office space located at 315 West Chisholm, Alpena, Michigan 49707. The annual per square foot rental rate for this space is \$9.00 (\$1,097.25 per month). This rate does not include a pro rata share of utilities, electrical, janitorial, trash removal, ground maintenance, snow removal, paper products and rental charge for doormats . This Sublease contains one two-year renewal option with an annual per square foot rental rate of \$9.00 (\$1,097.25 per month). This Sublease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Sublease as to legal form.

CONSTRUCTION CHANGE ORDER

17. DEPARTMENT OF STATE, MARQUETTE – CCO #5 for Lease #11108-2004 approved by the State Administrative Board on June 21, 2005, Item #10 between Dagenais Real Estate Inc., as Lessor, and the State of Michigan for the Department of State, as Lessee. This CCO provides for the installation of two new exterior wall pack light fixtures, as requested by the Department of State at a cost not-to-exceed \$1,045.00. The space is located at 2025 Highway 41, Unit M-290, Marquette, MI 49855

GRANT OF EASEMENT

18. DEPARTMENT OF MANAGEMENT AND BUDGET (DMB) FOR THE DEPARTMENT OF CORRECTIONS (DOC), TOWNSHIP OF PENTLAND, LUCE COUNTY, MI. It is hereby recommended that the State Administrative Board, acting under authority of Act 431 of the Public Acts of 1984, as amended, grant to American Transmission Company, with offices at N19 W23993 Ridgeview Parkway West, Waukesha, WI 53187, a permanent non-exclusive easement, for purposes of operating and maintaining an overhead electric power transmission line and related fixtures on and across State-owned lands commonly known as part of the Newberry Correctional Facility. Said easement is described as follows:

An 80-foot wide easement which crosses a part of Grantor's premises lying 40 feet on each side of the following described centerline across part of the Southeast quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 1, T45N-R10W, Pentland Township, Luce County, Michigan, further described as:

Commencing at the West Quarter corner of Section 1; thence 89°17'30"E, 2160.26' along the East-West quarter line of Section 1; thence N05°21'02"W, 33.11' to a point on the North right of way of County Road 402, a point on the centerline of this Easement and the Point of Beginning being the Grantor's South property line; thence N05°21'02"W 957.80' along said centerline to the Southerly Substation fence line and the Point of Ending, containing 1.759 acres, more or less.

The Attorney General has approved this easement agreement as to legal form.